My ref: FR/25-000031
Your ref: 25/00020/FUL
Date: 19/06/2025
Doc no: 201111968
Officer: Harry Pickford
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Cambridgeshire County Council

Frank Jordan
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Flood Risk Team
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PE29 9QR

Jennifer Wallis
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St Marys Street
PE29 3TN

Proposal: Demolition of existing building (retrospective) and erection of new building for uses within Use Classes E(g), B2 and B8

Plot 1 And 2 Land At Former Mushroom Farm Site Broadway Yaxley

Comments from Lead Local Flood Authority (LLFA)

Dear Jennifer,

Thank you for your re-consultation which we received on 18th June 2025.

We have reviewed the following documents:

- SuDS and Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-SUDS Rev P13, Dated: 5 June 2024
- Plot 1 Engineering Drawing Sheet 1 of 4, Parsons Consulting Engineers Ltd, Ref: 20023-196 Rev P2, Dated: 22 November 2024
- Existing Drainage Plan, Parsons Consulting Engineers Ltd, Ref: 20023-1010 Rev P2, Dated: March 2025
- Plot 1 Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-190 Rev P08, Dated: 22 November 2024
- Plot 1 Hydrobrake @ MH-0139-S & Attenuation Crates, Parsons Consulting Engineers Ltd, Ref: 20023-334 Rev P1, Dated: 22 November 2024
- Enterprise Business Park Plot 1 (Building G) SW Calculation, Parsons Consulting Engineers Ltd, Dated: 22 November 2024
- Management Schedule, Parsons Consulting Engineers Ltd, Dated: 22 November 2024
- Plot 1 – Building G, Construction Phase Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-350 Rev P1, Dated: 17 June 2025

- Construction Phase Storm Water Calculations, Parsons Consulting Engineers Ltd, Dated: 17 June 2025

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection in principle** to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving on the parking areas, before discharge into the adjacent existing surface water sewer within the ownership of the site, at a maximum rate of 4.9 l/s in all storms up to and including the 1% AEP including a 40% Allowance for climate change.

We request the following conditions are imposed:

Condition
The surface water drainage scheme shall be constructed and maintained in full accordance with the following documents:

- *SuDS and Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-SUDS Rev P13, Dated: 5 June 2024*
- *Plot 1 Engineering Drawing Sheet 1 of 4, Parsons Consulting Engineers Ltd, Ref: 20023-196 Rev P2, Dated: 22 November 2024*
- *Plot 1 Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-190 Rev P08, Dated: 22 November 2024*
- *Management Schedule, Parsons Consulting Engineers Ltd, Dated: 22 November 2024*
- *Plot 1 – Building G, Construction Phase Drainage Strategy, Parsons Consulting Engineers Ltd, Ref: 20023-350 Rev P1, Dated: 17 June 2025*

Reason
To prevent an increased risk of flooding and protect water quality

Informatives

OW Consent
Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk Manager

If you have any queries regarding this application please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.